

ORIGINAL

OPEN MEETING AGENDA ITEM



0000046206

BEFORE THE ARIZONA CORPORATION
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COMMISSIONERS

2006 MAR 31 P 4:37

JEFF HATCH-MILLER, Chairman
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AZ CORP COMMISSION
DOCUMENT CONTROL

IN THE MATTER OF THE
APPLICATION OF PERKINS
MOUNTAIN WATER COMPANY
FOR A CERTIFICATE OF
CONVENIENCE AND NECESSITY
IN MOHAVE COUNTY

DOCKET NO. W-20380A-05-0490

DOCKET NO. SW-20379A-05-0489

IN THE MATTER OF THE
APPLICATION OF PERKINS
MOUNTAIN UTILITY COMPANY
FOR A CERTIFICATE OF
CONVENIENCE AND NECESSITY
IN MOHAVE COUNTY

AMENDMENT TO APPLICATION
FOR A CERTIFICATE OF
CONVENIENCE AND NECESSITY
FOR PERKINS MOUNTAIN WATER
COMPANY

Pursuant to Arizona Revised Statutes §§ 40-281 and 40-282 and Arizona Administrative Code R-14-2-402, Perkins Mountain Water Company ("Perkins Mt. Water" or the "Company") hereby files this Amendment to its Application for a Certificate of Convenience and Necessity ("CC&N") to separate the requested certificated area in order that the Commission may grant a CC&N for part of the originally requested area, as hereinafter defined, and an order preliminary for the remainder.

On July 7, 2005, Perkins Mt. Water filed an Application for a CC&N (the "Application") to provide water to two master-planned communities in Mohave County, Arizona—Golden Valley Ranch ("Golden Valley Ranch") and the Villages at White Hills ("White Hills"). Master plans for both communities have been approved by Mohave County, subject to the requirement that the Developer demonstrate the adequacy of the water supply. An evidentiary hearing was held on December 5, 2005, and the

Administrative Law Judge issued her Recommended Opinion and Order ("ROO") on January 31, 2006, recommending approval of the Application with conditions. Subsequently, on February 10, 2006, the Company filed in Docket a Letter of Water Adequacy from the Arizona Department of Water Resources ("ADWR") stating ADWR's determination that there is 9,000 acre-feet of groundwater physically available for Golden Valley Ranch. The ROO was scheduled for consideration at the Open Meeting on February 14, 2006, but the matter was withdrawn from consideration prior to the Open Meeting by the Company. A Procedural Conference was thereafter held on March 17, 2006, to address the need to supplement the record regarding water adequacy for Golden Valley Ranch and White Hills. At that time, the Company discussed modifying its Application to limit the requested CC&N to that area where ADWR has determined that physically available groundwater exists, and requesting an order preliminary for those areas where ADWR is still completing its analysis of adequate water supply.

Based upon the Commission's concerns regarding water adequacy, the Company seeks to amend its request for a CC&N to limit the CC&N area to that portion of Golden Valley Ranch that can be served with the existing 9,000 acre-feet of groundwater that ADWR has already determined is physically available. In addition, the Company seeks an order preliminary to a CC&N for the remainder of Golden Valley Ranch and for White Hills, with the issuance of the CC&N for those areas at such time as the Developer obtains an analysis of adequate water supply from ADWR and submits such evidence to this Commission.

In support of this amendment to its Application, Perkins Mt. Water provides the following information and exhibits:

The Communities

Golden Valley Ranch consists of 5,750 acres and is located approximately five miles southeast of Kingman, Arizona. Golden Valley Ranch is planned to include an

1 active retiree community with an 18-hole golf course¹ and an interconnected community
2 for all age groups. Included in the plans for the master-planned community are an
3 industrial/business park area and community commercial areas. Based on the Land Use
4 Plan developed in 2005 for Rhodes Homes – Arizona, LLC (“the Developer”), at build-
5 out, Golden Valley Ranch is expected to include more than 33,180 dwelling units and
6 other land uses over 5,750 acres using a plan of 7 distinct development phases. The
7 Developer has revised its Land Use Plan for Golden Valley Ranch (the “Golden Valley
8 Ranch Revised Plan”) to reflect reduced water usage which is consistent with the
9 existing 9,000 acre-feet of groundwater that ADWR has already determined is physically
10 available. A description of the Golden Valley Ranch Revised Plan is attached as Exhibit
11 A.

12 White Hills is a separate 2,727-acre self-contained community (including
13 residential housing and commercial areas) located along U.S. Highway 93 approximately
14 29 miles south of Hoover Dam. At build-out, White Hills is expected to include more
15 than 20,000 dwelling units. The analysis of adequate water supply determination for
16 White Hills is pending at ADWR.

17 Perkins Mt. Water was formed to provide water service to all of the residents and
18 businesses in the master-planned communities of Golden Valley Ranch and White Hills.

19 Modified CC&N Service Area

20 The Golden Valley Ranch Revised Plan removes Phases 5, 6 and part of Phase 4
21 from the requested CC&N area in the Application. Perkins Mt. Water now requests a
22 CC&N for only Phases 1, 2, 3, 7 and part of Phase 4 of Golden Valley Ranch as set forth
23 in the Golden Valley Ranch Revised Plan. In addition, the Company requests an order
24 preliminary to a CC&N for Phases 5, 6 and the remaining portion of Phase 4 of Golden
25 Valley Ranch, and all of White Hills. A map depicting the reduced CC&N area for
26 Golden Valley Ranch² and the area for which the Company now requests an order

27
28 ¹ At build-out the golf course will be watered with reclaimed wastewater and not groundwater.

² Highlighted in blue on the map attached as Exhibit B.

1 preliminary to a CC&N³ is attached as Exhibit B. A map depicting White Hills where
2 the Company now requests an order preliminary to a CC&N is attached as Exhibit C
3 (this request for an order preliminary for White Hills covers exactly the same area as the
4 requested CC&N area in the Application filed July 7, 2005). The legal descriptions for
5 (i) the revised Golden Valley Ranch CC&N area; (ii) the Golden Valley Ranch "order
6 preliminary" area; and (iii) the White Hills "order preliminary" area are attached hereto
7 as Exhibit D.

8 Conclusion

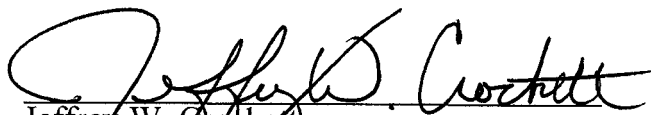
9 Perkins Mt. Water is a fit and proper entity to receive a CC&N and an order
10 preliminary to a CC&N to provide water service to customers in the master-planned
11 communities of Golden Valley Ranch and White Hills. Perkins Mt. Water is ready,
12 willing and able to construct the necessary facilities to serve these communities, and the
13 Company has the requisite technical expertise and financial wherewithal to provide the
14 services requested. For these reasons, Perkins Mt. Water respectfully requests that the
15 Commission find that the Company is a fit and proper entity and that it is in the public
16 interest to: (i) grant a CC&N for water for Phases 1, 2, 3, 7 and part of Phase 4 of
17 Golden Valley Ranch, as set forth herein; (ii) issue an order preliminary to the grant of a
18 CC&N for water for Phases 5 and 6 and the remaining part of Phase 4 of Golden Valley
19 Ranch, with the grant of the CC&N to become effective at such time as the Developer
20 obtains an analysis of adequate water supply from ADWR for those portions of Golden
21 Valley Ranch covered by the order preliminary and presents evidence of that fact to the
22 Commission; and (iii) issue an order preliminary to the issuance of a CC&N for water
23 for White Hills, with the grant of the CC&N to become effective at such time as the
24 Developer obtains an analysis of adequate water supply from ADWR for White Hills
25 and presents evidence of that fact to the Commission.

26
27
28 ³ Highlighted in green on the map attached as Exhibit B.

RESPECTFULLY SUBMITTED this 31st day of March, 2006.

SNELL & WILMER L.L.P.

By:


Jeffrey W. Crockett
Kimberly A. Grouse

One Arizona Center
400 East Van Buren
Phoenix AZ 85004-2202
Attorneys for Perkins Mountain Water Company

ORIGINAL and 15 copies filed this 31st day of March, 2006, with:

Docket Control
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1200 West Washington
Phoenix, Arizona 85007

COPY hand-delivered this 31st day of March, 2006, to:

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Hearing Division
Arizona Corporation Commission
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Phoenix, Arizona 85007

David Ronald, Staff Attorney
Legal Division
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Phoenix, Arizona 85007

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Utilities Division Staff
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COPY mailed this 31st day of March, 2006, to:

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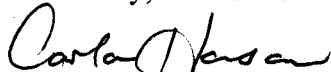


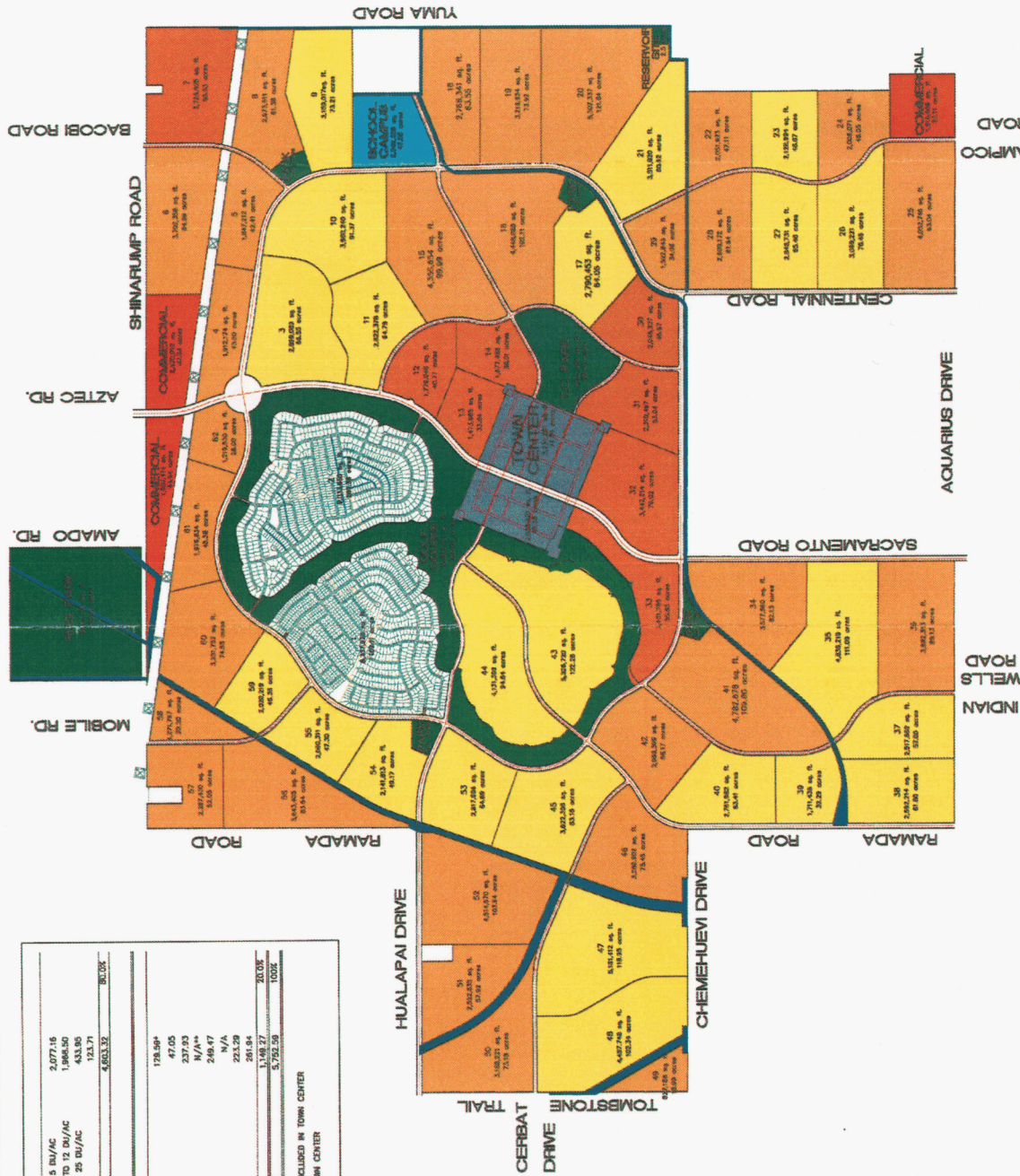
EXHIBIT A

LAND USE SUMMARY

RESIDENTIAL	
LOW DENSITY RESIDENTIAL - UP TO 5 DU/AC	2,077.16
MEDIUM DENSITY RESIDENTIAL - UP TO 12 DU/AC	1,548.00
HIGH DENSITY RESIDENTIAL - UP TO 25 DU/AC	434.96
TOWN CENTER / BAYED (CSD)	124.79
SUB-TOTAL	4,184.91
NON-RESIDENTIAL	
COMMERCIAL	128.59*
SCHOOL	47.05
PARKS / TOWN CENTER PARK	237.23
PURE	N/A**
GOLF COURSE	246.47
LINE	N/A
U.S./DRAINAGE/EASEMENTS	223.29
ROADWAYS	261.54
ADDITIONAL COMMERCIAL AREAS INCLUDED IN TOWN CENTER	1,548.00
SUB-TOTAL	3,704.17
TOTAL	7,889.08

* ADDITIONAL COMMERCIAL AREAS INCLUDED IN TOWN CENTER

** FIRE STATION TO BE LOCATED IN TOWN CENTER



RHODES HOMES - LAND USED PLAN - REVISED

MOHAVE COUNTY, ARIZONA

Stanley Consultants Inc.
 2820 S. LAS VEGAS AVENUE, SUITE 200
 LAS VEGAS, NEVADA 89119
 (702) 389-9398 Fax (702) 389-9793

DATE: 11-07-00
 PROJECT: TWP 08
 SHEET: 10-11-00

EXHIBIT

LAND USE ANALYSES – REMOVING DEVELOPMENT PHASES

The Land Use Plan developed in 2005 was used as a basis for our analysis. This base case was documented by Stanley Consultants and is attached as an exhibit for the Land Use Plan. This base case includes a total of 33,180 dwelling units and other land uses over 5750 acres using a plan of 7 distinct development Phases.

Also attached is the published Phasing Exhibit for the Project. By removing Phases 5 and 6 and parts of Phase 4 as well as the area in Section 34 from the Conditional CCN Boundary, a revised Land Use Matrix was determined. The calculations and results of this analysis are attached in the Spreadsheet "Land Use Analysis – Removing Phases 5, 6 and Part of 4".

Key methodologies for determining of the revised land use matrix include:

- Roadway corridors are estimated to be 75% Roadway and 25% Landscape strips with 50% of the Landscape strips in low water use plantings.
- The land use type of "Open Space/Drainage/Easements" includes washes, detention basins, transmission line easements and related open spaces. Approximately 50% of this acreage will be left untouched and is assigned a low water use figure on the ADWR water use calculator. The remaining acreage is accounted for as low water use plantings.
- Reductions in areas for the non-residential uses of Common Areas, Rights of Ways, Retention/Detention/Open Spaces was done according to the relative acreages of the entire Golden Valley Ranch compared to the areas of the development phases removed from the CC&N boundary.
- Distinct water uses for uses such as Golf, Commercial and Parks were calculated by detailed analysis of those uses in each phase of the project.

Once the adjustments to the Land Use Matrix (for removing the subject Phases) were calculated – the resulting Land Use totals 24,116 dwelling units over approximately 3914 acres.

REVISED WATER USAGE USING THE ADWR WATER USE CALCULATOR

Once a revised Land Use Matrix was established, the ADWR Water Use Calculator was used to calculate the revised water needs for the revised CCN Boundary. Attached is a copy of this Spreadsheet. Average usage rates contained in the Phoenix AMA Management Plan and the Prescott AMA Management Plan were used in the absence of defined rates for the Mohave area. In our opinion, these usage rates are still conservatively high for what would actually be experienced in the GVR area.

The resulting water requirement is calculated to be 8735 Acre Feet per year. This is below the current amount of Adequate Water Supply (9000 Acre Feet) as contained in the ADWR Letter of October 2005. Intermediate plans for the development will utilize effluent from the community – further augmenting the supply of adequate water. Furthermore, additional testing and analysis is being performed on the aquifer area immediately south of the project site and we expect ADWR to issue a significant amount of additional Adequate Water Supply. .

REVISED CCN AND ORDER PRELIMINARY BOUNDARIES AND LEGALS

Attached are Exhibits showing the Proposed Boundary for the Golden Valley Ranch area CCN and the area requested for an Order Preliminary for a CCN for Phases 5, 6 and portions of Phase 4 of the Golden Valley Ranch Master Planned Community. Legal Descriptions prepared by an RLS are attached also in support of the request.

END

GOLDEN VALLEY RANCH - MASTER PLANNED COMMUNITY

LAND USE ANALYSIS - REMOVING PHASES 5, 6 AND PART OF 4.

Prepared by: David Frohnen 28-Feb-06

<u>USE</u>	<u>GOLDEN VALLEY RANCH MASTER PLANNED COMMUNITY</u>				<u>TOTAL (NET) W/I REVISED CCN BOUNDARY</u>	
	<u>(Acres)</u>	<u>(Dwellings)</u>	<u>LESS Phase 5 Phase 6 (Dwellings)</u>	<u>LESS Parcels 22 to 29 (Dwellings)</u>	<u>LESS Parcels 30,31 Section 34 (Dwellings)</u>	<u>(Acres)</u>
Active Adult - Low/Med Density	2408	12,230	4522		7,708	1524
Conventional SFR - Low/Med Density	1639	8,175		2442	5,733	1173
Multifamily - Apartments	85	2,775			2,775	85
Town Center Area - High Density	472	10,000		2100	7,900	372
Total Residential:	4604	33,180			24,116	3154
Other Land Uses:	(Acres)		(Acres)	(Acres)		
Common Area 1 - Low	120		26	12		70
Common Area 2 - Turf	30		5	3		20
Right of Ways	200		44	20		120
Golf Course - Turf	110					110
Golf Course - Lakes	14					14
Golf Course - Low Water	126					126
Commercial	130			37		93
Parks 1 - Low	200				130	70
Parks 2 - Turf	40				30	10
Ret/Det. Drainage - Open Spaces	130		26	12		80
School LS 1 - Low	37					37
School LS 2 - Turf	10					10
TOTAL	(Acres) 5,751	(Dwellings) 33,180			(Dwellings) 24,116	(Acres) 3,914

February 28, 2005		WATER REPORT - ADEQUATE WATER SUPPLY GENERIC DEMAND CALCULATOR				
		Golden Valley Ranch LESS Phases 5, 6 and Part of 4				
INSTRUCTIONS: This spreadsheet is designed to help you calculate the water demand for your new subdivision for purposes of applying for a Certificate of Assured Water Supply. Please fill out all blue boxes. If you need help, contact the Office of Assured and Adequate Water Supply at (602) 417-2465.						
NOTE: This sheet, when completed, does not constitute approval of the demand estimate for your subdivision. It is intended for general estimation purposes only. Final official demand estimates will be determined by the Department upon review of your complete application.						
Enter the AMA the subdivision is located in:		Mohave County - No AMA				
* Enter PHX for Phoenix, TUC for Tucson, PIN for Pinal, PRE for Prescott or SCR for Santa Cruz. If you are not located within an AMA, or are not sure which AMA you are located in, contact the Office of Assured and Adequate Water Supply at (602) 417-2465.						
Residential Usage*						
Category	PPHU	GPCD or per house/day	Demand/HU/YR (af/yr)	No. HU (Lots)	Residential Demand/Yr (af/yr)	
Single Family (int) - Active Adult	1.80	57.00	0.11	7,708	885.86	
Single Family (int) - Single Family	3.00	57.00	0.19	5,733	1,098.13	
Multi-Family (int) - High Density	2.40	57.00	0.15	2,775	425.23	
Multi-Family (int) - Town Center	2.10	57.00	0.13	7,900	1,059.24	
Single Family Landscape (ext)	1.00	126.50	0.14	13,441	1,904.57	
Multi-Family Landscape (ext)	1.00	67.50	0.08	10,675	807.13	
Single family Demand/HU/YR			0.26			
Multi-family Demand/HU/YR			0.23			
*NOTE: If the application is in the Pinal AMA, and lot sizes are no greater than 10,000 sq. ft., 125 GPCD is used to estimate both interior and exterior demand for single family homes. Do not enter lot numbers under the Landscape rows. Contact the Office of Assured and Adequate Water Supply for more information.						
	Square Feet	Acres	Demand Factor (af/yr)	No. HU (Lots)	Large Lot Adjustment Demand/Yr (af/yr)	
Average Lot Size (sq. ft)**	7400.00	0.17				
TMP Model Lot Size (sq. ft)	7,500 - 10,000	0.17 - 0.23				
Large Lot Adjustment	0.00	0.00				
1/2 low water use	0.00	0.00	1.50	24116.00		
1/2 turf	0.00	0.00	No AMA	24116.00		
**NOTE: If the subdivision contains several groupings of lot sizes, the large lot adjustment needs to be calculated for each grouping of large lot sizes. Contact the Office of Assured and Adequate Water Supply for assistance in calculating the large lot adjustment for subdivisions with several groupings of large lot sizes.						
Total Residential Demand					6,180.15	
Non-Residential Usage***						
For each category please enter either square feet or acres of land for that type of non-residential use within your subdivision.						
Category	Square Feet	Acres	Demand Factor (af/ac)		Non-Residential Demand (af/yr)	
Common Area1		70.00	1.50 low water use		105.00	
Common Area2		20.00	4.90 turf		98.00	
Right of Way		120.00	1.50 low water use		180.00	
Golf Course		110.00	4.90 Turf		539.00	
Golf Course		14.00	6.20 Lakes		86.80	
Golf Course		126.00	1.50 low water use		189.00	
Commercial use		93.00	2.25 all acres		209.25	
Public Pool (length x width = square feet)			AMA TMP model pool			
Parks1		70.00	1.50 low water use		105.00	
Parks2		10.00	4.90 turf		49.00	
Retention/Detention Basins - drainage/Open		80.00	1.50 low water use		120.00	
Retention/Detention Basins		0.00	4.90 turf			
School Landscape1		37.00	1.50 low water use		55.50	
School Landscape2		10.00	4.90 turf		49.00	
School interior - Middle/High****		2000.00	43 GPCD interior demand		96.33	
School interior - Elementary****		2000.00	25 GPCD interior demand		56.01	
***NOTE: If application is for a change of ownership from a previously issued Certificate of Assured Water Supply, and is for only a portion of the original Certificate, contact the Office of Assured and Adequate Water Supply to pro-rate non-residential area acreage.						
****NOTE: For school interior demand, enter the number of students. If the proposed school is a high school or middle school, the demand factor is 43 GPCD.						
Total Non-Residential Demand					1937.89	
Distribution Losses						
	Residential	Non-Residential	Total	Loss Factor %	Distribution Losses (af/yr)	
Demand af/yr	6,180.15	1,937.89	8,118.04	7.50	608.85	
Construction						
	No. of Lots	Demand (gals/lot)	100 yr demand (af)		Construction Demand (af/yr)	
	24,116	10,000.00	841.69		8.42	
Total Demand Per Year						
Residential Usage af/yr	5180.15	Non-Residential Usage	Lost & Unaccounted for	Construction	Total Non-Res	Total Demand Per Year (af/yr)
		1937.89	608.85	8.42	2555.16	8735.31
Residential Usage GPCD	102					Total Demand GPCD
						144
Annual Build Out Demand	8735.31					

Golden Valley Ranch
Potable Water Demand Calculation Spreadsheet

Goal:

To accurately estimate the potable water demands of Golden Valley Ranch, a proposed master planned community in Mohave County, Arizona.

Known:

From the Lotting Matrix (12/9/05):

- Total Dwelling Units = 33,180 units
- Town Center Units = 10,000 units
- Total Residential Units = 23,180 units
 - Active Adult Residential Units = 12,230 units
 - Conventional (Single Family) Residential Units = 8,175 units
 - Apartment Residential Units = 2,775 units
- Total Developable Acres = 4,050 acres
- Calculated Overall Density = 5.77 units/acres

Assumptions:

- Average Water Usage Rate Per Person = 150 gpcd (0.20 AFY)
- Persons per Active Adult Unit = 1.8 people
- Persons per Single Family Unit = 3.0 people
- Persons per Town Center Unit = 2.1 people
- Maximum Day Peaking Factor = 2.0
- Peak Hour Peaking Factor = 3.5
- Minimum January Day Peaking Factor = 0.391
- School (Average) Demand Factor = 2000 gpd/acre
- Commercial (Average) Demand Factor = 1750 gpd/acre
- Apartments = 2.4 people per unit

EXHIBIT B

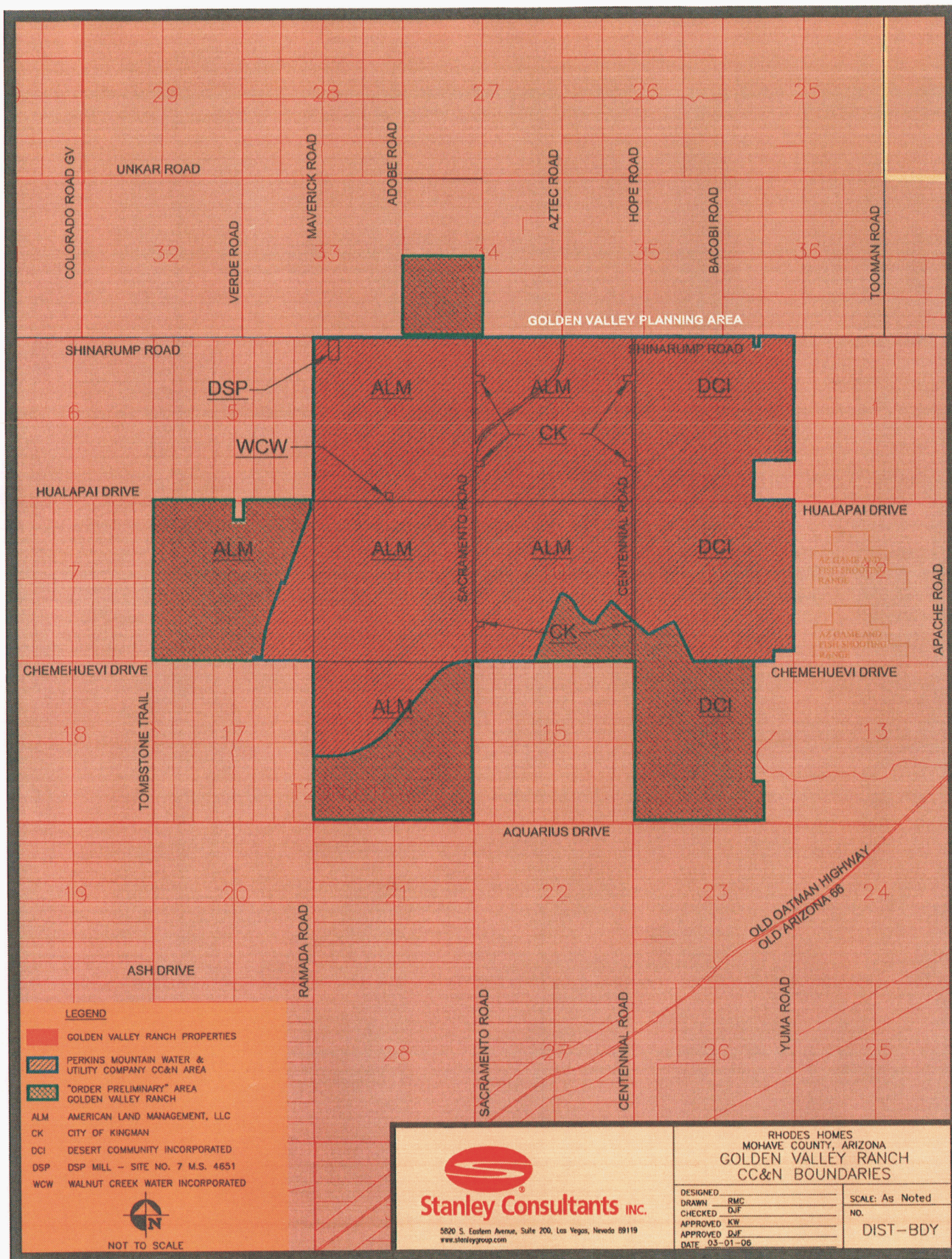


EXHIBIT C

EXHIBIT C

Q:\17941\Drawings\WhiteHills-Exhibits\WHITEHILLS-CC&N-EXHB.dwg, 7/14/2005 4:05:40 PM, lvvgps1\hp5500-survey-pd

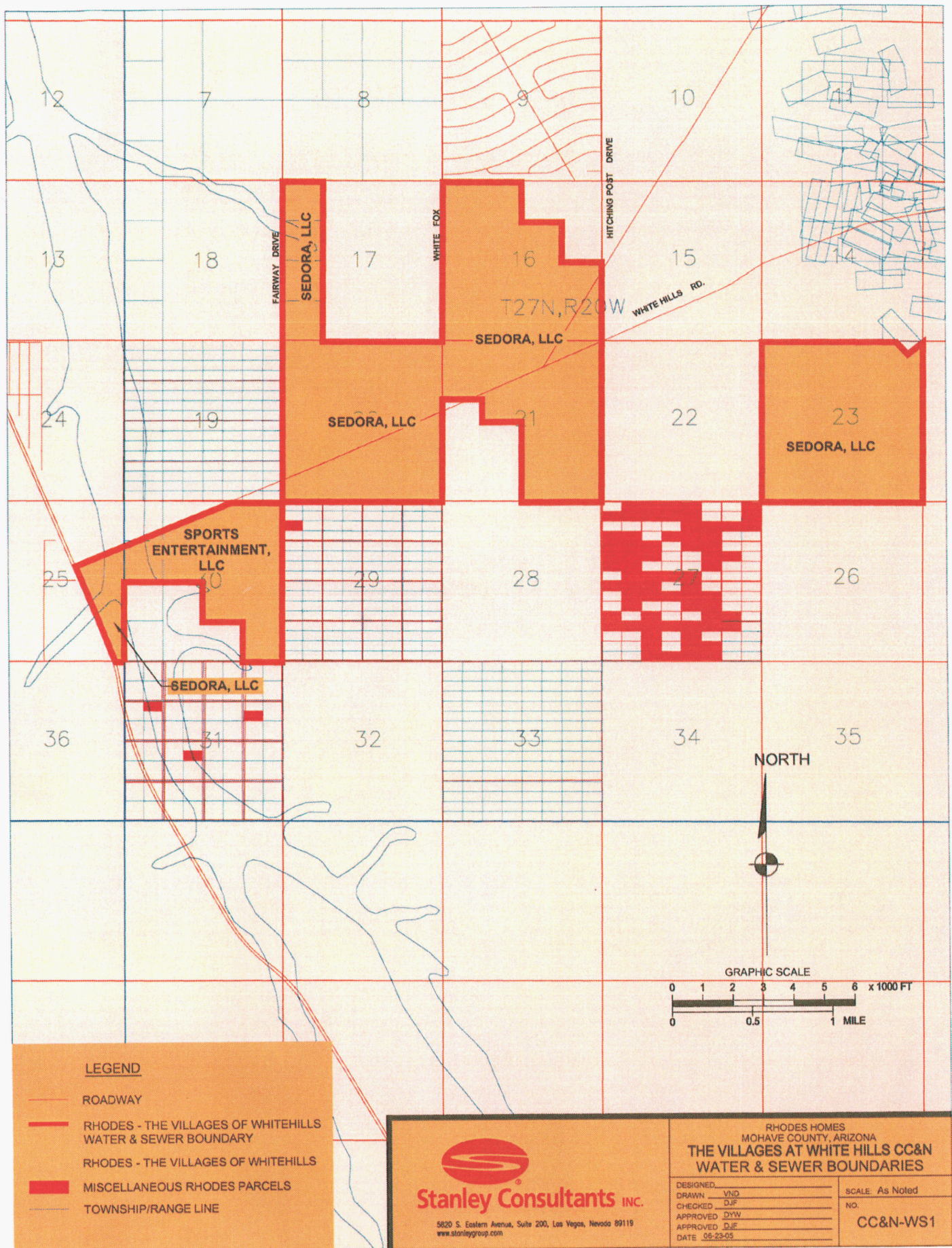


EXHIBIT D

March 2, 2006

**GOLDEN VALLEY RANCH
CC & N BOUNDARY**

LEGAL DESCRIPTION

A BOUNDARY WITHIN SECTIONS 2 THROUGH 4, 9 THROUGH 11, AND 16,
TOWNSHIP 20 NORTH, RANGE 18 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MOHAVE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW ¼)
OF SECTION 4, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE NORTH 00° 15' 42" EAST, 2639.49 FEET;

THENCE NORTH 00° 15' 21" EAST, 2705.86 FEET;

THENCE SOUTH 89° 51' 20" EAST, 288.72 FEET;

THENCE SOUTH 89° 50' 10" EAST, 2642.09 FEET;

THENCE SOUTH 89° 47' 54" EAST, 2634.02 FEET;

THENCE SOUTH 89° 49' 17" EAST, 2643.71 FEET;

THENCE SOUTH 89° 50' 16" EAST, 2643.70 FEET;

THENCE SOUTH 89° 51' 00" EAST, 2644.39 FEET;

THENCE SOUTH 89° 51' 10" EAST, 1013.19 FEET;

THENCE SOUTH 00° 14' 07" WEST, 316.69 FEET;

THENCE SOUTH 89° 49' 08" EAST, 164.74 FEET;

THENCE NORTH 00° 14' 08" EAST, 316.78 FEET;

THENCE SOUTH 89° 51' 10" EAST, 1153.17 FEET;

THENCE SOUTH 00° 14' 17" WEST, 2738.94 FEET;

THENCE SOUTH 00° 14' 41" WEST, 1320.32 FEET;

THENCE NORTH 89° 47' 35" WEST, 1317.62 FEET;

THENCE SOUTH 00° 14' 18" WEST, 1320.50 FEET;

THENCE SOUTH 89° 48' 02" EAST, 1317.48 FEET;

THENCE SOUTH 00° 14' 29" WEST, 2642.53 FEET;

THENCE SOUTH 00° 14' 35" WEST, 2312.32 FEET;

THENCE NORTH 89° 49' 05" WEST, 659.66 FEET;

THENCE SOUTH 00° 15' 13" WEST, 330.35 FEET;

THENCE NORTH 89° 48' 25" WEST, 2645.05 FEET;

THENCE NORTH 25° 28' 02" WEST, 1391.01 FEET TO THE BEGINNING OF A NON-
TANGENTIAL CURVE, CONCAVE NORTHERLY, FROM WHICH A RADIAL LINE
BEARS NORTH 64° 32' 05" EAST, THROUGH A CENTRAL ANGLE OF 91° 21' 09",
HAVING A RADIUS OF 45.00 FEET, (CHORD BEARING AND DISTANCE BEING,
NORTH 71° 08' 29" WEST, 64.39 FEET);

THENCE ALONG THE ARC OF SAID CURVE 71.75 FEET;

THENCE SOUTH 63° 10' 56" WEST, 907.70 FEET;

THENCE NORTH 47° 51' 46" WEST, 1624.88 FEET;

THENCE SOUTH 42° 08' 14" WEST, 383.80 FEET TO THE BEGINNING OF A CURVE,
CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 15° 43' 36", HAVING A
RADIUS OF 1959.08 FEET, (CHORD BEARING AND DISTANCE BEING, SOUTH 34° 16'
25" WEST, 536.05 FEET);

THENCE ALONG THE ARC OF SAID CURVE 537.74 FEET;

R. Michael Cummock, R.L.S.
Land Surveyor
Stanley Consultants, Inc.
702.765.6300 Ph.

March 2, 2006

THENCE NORTH 62° 28' 43" WEST, 196.25 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 40° 06' 43", HAVING A RADIUS OF 937.00 FEET, (CHORD BEARING AND DISTANCE BEING, NORTH 42° 25' 21" WEST, 642.66 FEET);

THENCE ALONG THE ARC OF SAID CURVE 655.98 FEET TO THE BEGINNING OF REVERSE CURVATURE, CONCAVE SOUTHERLY, FROM WHICH A RADIAL LINE BEARS NORTH 67° 28' 38" EAST, THROUGH A CENTRAL ANGLE OF 49° 11' 14", HAVING A RADIUS OF 773.44 FEET, (CHORD BEARING AND DISTANCE BEING, NORTH 47° 06' 58" WEST, 643.78 FEET);

THENCE ALONG THE ARC OF SAID CURVE 663.98 FEET TO THE BEGINNING OF COMPOUND CURVATURE, CONCAVE SOUTHERLY, FROM WHICH A RADIAL LINE BEARS NORTH 22° 00' 59" EAST, THROUGH A CENTRAL ANGLE OF 90° 00' 00", HAVING A RADIUS OF 45.00 FEET, (CHORD BEARING AND DISTANCE BEING, SOUTH 67° 00' 59" WEST, 63.64 FEET);

THENCE ALONG THE ARC OF SAID CURVE 70.69 FEET;

THENCE SOUTH 22° 00' 59" WEST, 2353.03 FEET;

THENCE NORTH 89° 37' 16" WEST, 2152.69 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, CONCAVE NORTHERLY, FROM WHICH A RADIAL LINE BEARS NORTH 00° 20' 43" EAST, THROUGH A CENTRAL ANGLE OF 49° 33' 22", HAVING A RADIUS OF 1460.00 FEET, (CHORD BEARING AND DISTANCE BEING, SOUTH 65° 34' 02" WEST, 1223.79 FEET);

THENCE ALONG THE ARC OF SAID CURVE 1262.78 FEET;

THENCE SOUTH 40° 47' 21" WEST, 2201.27 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 49° 12' 39", HAVING A RADIUS OF 2713.00 FEET, (CHORD BEARING AND DISTANCE BEING, SOUTH 65° 23' 40" WEST, 2259.21 FEET);

THENCE ALONG THE ARC OF SAID CURVE 2330.17 FEET;

THENCE NORTH 90° 00' 00" WEST, 524.13 FEET;

THENCE NORTH 00° 14' 26" EAST, 504.85 FEET;

THENCE NORTH 00° 12' 53" EAST, 2641.50 FEET;

THENCE NORTH 89° 36' 48" WEST, 1964.20 FEET;

THENCE NORTH 00° 23' 13" EAST, 100.00 FEET;

THENCE SOUTH 89° 36' 48" EAST, 261.69 FEET;

THENCE NORTH 06° 00' 50" EAST, 379.86 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 13° 31' 34", HAVING A RADIUS OF 4155.00 FEET, (CHORD BEARING AND DISTANCE BEING, NORTH 12° 46' 37" EAST, 978.62 FEET);

THENCE ALONG THE ARC OF SAID CURVE 980.90 FEET;

THENCE NORTH 19° 32' 24" EAST, 1202.26 FEET;

THENCE SOUTH 66° 18' 35" EAST, 100.26 FEET;

THENCE NORTH 19° 32' 24" EAST, 2609.28 FEET;

THENCE NORTH 00° 15' 46" EAST, 286.15 FEET;

THENCE SOUTH 89° 36' 25" EAST, 100.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 4003.40 ACRES

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March 2, 2006

**GOLDEN VALLEY RANCH
"ORDER PRELIMINARY" AREA**

LEGAL DESCRIPTION

A PORTION OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 18 WEST, TOGETHER WITH A PORTION OF SECTIONS 8, 10, 11, 14, & 16, TOWNSHIP 20 NORTH, RANGE 18 WEST, ALL IN THE GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

PARCEL I

THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 34;

CONTAINING 156.49 ACRES

PARCEL II

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 8, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 00° 16' 25" EAST, 2640.36 FEET;

THENCE NORTH 00° 16' 15" EAST, 2640.41 FEET;

THENCE SOUTH 89° 35' 60" EAST, 2639.40 FEET;

THENCE SOUTH 00° 14' 54" WEST, 660.15 FEET;

THENCE SOUTH 89° 36' 22" EAST, 329.92 FEET;

THENCE NORTH 00° 15' 07" EAST, 660.15 FEET;

THENCE SOUTH 89° 36' 23" EAST, 2209.74 FEET;

THENCE SOUTH 00° 15' 46" WEST, 286.15 FEET;

THENCE SOUTH 19° 32' 24" WEST, 2609.28 FEET;

THENCE NORTH 66° 18' 35" WEST, 100.26 FEET;

THENCE SOUTH 19° 32' 24" WEST, 1202.26 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 13° 31' 34", HAVING A RADIUS OF 4155.00 FEET, (CHORD BEARING AND DISTANCE BEING, SOUTH 12° 46' 37" WEST, 978.62 FEET);

THENCE ALONG THE ARC OF SAID CURVE 980.90 FEET;

THENCE SOUTH 06° 00' 50" WEST, 379.86 FEET;

THENCE NORTH 89° 36' 48" WEST, 261.69 FEET;

THENCE SOUTH 00° 23' 13" WEST, 100.00 FEET;

THENCE NORTH 89° 36' 48" WEST, 676.01 FEET;

THENCE NORTH 89° 35' 26" WEST, 2641.60 FEET TO THE POINT OF BEGINNING;

CONTAINING 518.96 ACRES

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PARCEL III

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SAID SECTION 16;
THENCE NORTH $00^{\circ} 14' 26''$ EAST, 42.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH $00^{\circ} 14' 26''$ EAST, 2093.77 FEET;
THENCE NORTH $90^{\circ} 00' 00''$ EAST, 524.13 FEET TO THE BEGINNING OF A CURVE,
CONCAVE EASTERLY, THROUGH A CENTRAL ANGLE OF $49^{\circ} 12' 39''$, HAVING A
RADIUS OF 2713.00 FEET, (CHORD BEARING AND DISTANCE BEING, NORTH $65^{\circ} 23' 40''$ EAST, 2259.21 FEET);
THENCE ALONG THE ARC OF SAID CURVE 2330.17 FEET;
THENCE NORTH $40^{\circ} 47' 21''$ EAST, 2201.27 FEET TO THE BEGINNING OF A CURVE,
CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF $49^{\circ} 33' 22''$, HAVING A
RADIUS OF 1460.00 FEET, (CHORD BEARING AND DISTANCE BEING, NORTH $65^{\circ} 34' 02''$ EAST, 1223.79 FEET);
THENCE ALONG THE ARC OF SAID CURVE 1262.78 FEET;
THENCE SOUTH $89^{\circ} 37' 16''$ EAST, 117.50 FEET;
THENCE SOUTH $00^{\circ} 26' 15''$ WEST, 2639.10 FEET;
THENCE SOUTH $00^{\circ} 02' 37''$ WEST, 2602.64 FEET;
THENCE NORTH $89^{\circ} 35' 19''$ WEST, 2589.15 FEET;
THENCE NORTH $89^{\circ} 38' 24''$ WEST, 2645.56 FEET TO THE POINT OF BEGINNING;
CONTAINING 408.89 ACRES

PARCEL IV

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SAID SECTION 14, SAID POINT BEING THE POINT OF BEGINNING;
THENCE NORTH $89^{\circ} 43' 43''$ WEST, 100.00 FEET;
THENCE NORTH $89^{\circ} 41' 12''$ WEST, 2588.30 FEET;
THENCE NORTH $89^{\circ} 37' 05''$ WEST, 646.98 FEET;
THENCE NORTH $22^{\circ} 00' 59''$ EAST, 2353.03 FEET TO THE BEGINNING OF A CURVE,
CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF $90^{\circ} 00' 00''$, HAVING A
RADIUS OF 45.00 FEET, (CHORD BEARING AND DISTANCE BEING, NORTH $67^{\circ} 00' 59''$ EAST, 63.64 FEET); THENCE ALONG THE ARC OF SAID CURVE 70.69 FEET TO
THE BEGINNING OF COMPOUND CURVATURE, CONCAVE SOUTHERLY, FROM
WHICH A RADIAL LINE BEARS NORTH $18^{\circ} 17' 25''$ EAST, THROUGH A CENTRAL
ANGLE OF $49^{\circ} 11' 14''$, HAVING A RADIUS OF 773.44 FEET, (CHORD BEARING
AND DISTANCE BEING, SOUTH $47^{\circ} 06' 58''$ EAST, 643.78 FEET);
THENCE ALONG THE ARC OF SAID CURVE 663.98 FEET TO THE BEGINNING OF
REVERSE CURVATURE, CONCAVE NORTHERLY, FROM WHICH A RADIAL LINE
BEARS SOUTH $67^{\circ} 37' 60''$ WEST, THROUGH A CENTRAL ANGLE OF $40^{\circ} 06' 43''$,
HAVING A RADIUS OF 937.00 FEET, (CHORD BEARING AND DISTANCE BEING,
SOUTH $42^{\circ} 25' 21''$ EAST, 642.66 FEET);
THENCE ALONG THE ARC OF SAID CURVE 655.98 FEET;

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THENCE SOUTH 62° 28' 43" EAST, 196.25 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, CONCAVE SOUTHERLY, FROM WHICH A RADIAL LINE BEARS NORTH 63° 35' 23" WEST, THROUGH A CENTRAL ANGLE OF 15° 43' 36", HAVING A RADIUS OF 1959.08 FEET, (CHORD BEARING AND DISTANCE BEING, NORTH 34° 16' 25" EAST, 536.05 FEET);

THENCE ALONG THE ARC OF SAID CURVE 537.74 FEET;

THENCE NORTH 42° 08' 14" EAST, 383.80 FEET;

THENCE SOUTH 47° 51' 46" EAST, 1624.88 FEET;

THENCE NORTH 63° 10' 56" EAST, 907.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, THROUGH A CENTRAL ANGLE OF 91° 21' 09", HAVING A RADIUS OF 45.00 FEET, (CHORD BEARING AND DISTANCE BEING, SOUTH 71° 08' 29" EAST, 64.39 FEET);

THENCE ALONG THE ARC OF SAID CURVE 71.75 FEET;

THENCE SOUTH 25° 28' 02" EAST, 1391.01 FEET;

THENCE SOUTH 89° 48' 25" EAST, 1985.34 FEET;

THENCE SOUTH 00° 16' 07" WEST, 2642.87 FEET;

THENCE SOUTH 00° 12' 33" WEST, 1321.67 FEET;

THENCE SOUTH 89° 46' 06" EAST, 329.56 FEET;

THENCE SOUTH 00° 12' 12" WEST, 1279.71 FEET;

THENCE NORTH 89° 45' 41" WEST, 4235.95 FEET;

THENCE NORTH 00° 17' 31" EAST, 2600.40 FEET;

THENCE NORTH 00° 14' 49" EAST, 2641.92 FEET TO THE POINT OF BEGINNING;

CONTAINING 636.59 ACRES

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THE VILLAGES AT WHITE HILLS
CC & N SEWER/WATER BOUNDARY

LEGAL DESCRIPTION

[Revised 8-3-05]

TOWNSHIP 27 NORTH, RANGE 20 WEST, G. & S.R.M., MOHAVE COUNTY, AZ;

SECTION 16, EXCEPT THE NW4 NE4, & THE E2 NE4;

W2 W2 SECTION 17;

SECTION 20;

SECTION 21, EXCEPT THE SW4, & THE S2 SW4 NW4;

SECTION 23, EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23; THENCE NORTH 89°37'39" WEST, 26.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 41°25'03" EAST, 35.78 FEET; THENCE SOUTH 48°34'57" WEST, 599.97 FEET; THENCE NORTH 41°25'03" WEST, 572.03 FEET; THENCE SOUTH 89°37'39" EAST, 804.69 FEET TO THE POINT OF BEGINNING;

ALL OF SECTION 30 LYING SOUTHERLY OF THE CENTERLINE OF WHITE HILLS ROAD (O.R. 274/50-97) OF WHICH THE CENTERLINE IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 30; THENCE SOUTH 00°28'34" WEST, ALONG THE WESTERLY LINE THEREOF, 1,493.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 68°20'45" EAST, DEPARTING SAID WESTERLY LINE, 223.94 FEET; THENCE NORTH 67°59'58" EAST, 3,686.73 FEET TO THE POINT OF TERMINATION, SAID POINT BEING ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 30, EXCEPT THE SW4, & THE SW4 SE4;

TOWNSHIP 27 NORTH, RANGE 21 WEST, G. & S.R.M., MOHAVE COUNTY, AZ;

A PORTION OF THE E2 SECTION 25 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 25; THENCE SOUTH 00°28'58" WEST, ALONG THE EASTERLY LINE THEREOF, 2,643.95 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE ¼); THENCE NORTH 89°33'42" WEST, ALONG THE SOUTHERLY LINE THEREOF, 164.23 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 74°14'59" WEST, A RADIAL DISTANCE OF 5,821.58 FEET, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 95; THENCE NORTHERLY ALONG THE ARC, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 07°34'58", 770.46 FEET; THENCE NORTH 23°19'59" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 2,685.36 FEET TO THE CENTERLINE OF WHITE HILLS ROAD (O.R. 274/50-97); THENCE NORTH 68°20'45" EAST, ALONG SAID CENTERLINE, 1,632.40 FEET TO THE EASTERLY LINE OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 25; THENCE SOUTH 00°28'34" WEST, ALONG SAID EASTERLY LINE, 1,151.09 FEET TO THE POINT OF BEGINNING.